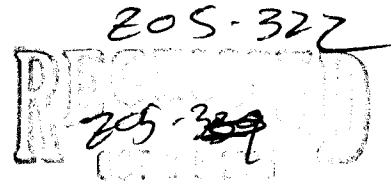


October 3, 2005

Diane O'Quinn Williams, Director
Department of Planning and Zoning
111 NW 1st Street, 11th Floor
Miami, Florida 33128

Re: Application by Idalberto and Eloisa Rodriguez requesting a District Boundary Change from RU-1 to RU-5A, or in the alternative, Use Variance to permit RU-5A uses in the RU-1 district, Non-Use Variance of Lot Frontage and Area Requirements to permit a parcel of land with a frontage of 66.67ft. (75ft. required) and having an area of 8067 sq. ft. (10,000 sq. ft. required) and a Non-Use Variance of Setback Requirements to permit the continued use of an existing building setback 7.73ft. (15ft. required) from the interior side, (west) property line on property located at 6422 SW 24th Street in Miami-Dade County, Florida.

LETTER OF INTENT



Dear Ms. O'Quinn Williams:

This letter of intent is a part of and supplements the above referenced application by Idalberto and Eloisa Rodriguez requesting a District Boundary Change from RU-1 to RU-5A, or in the alternative, Use Variance to permit RU-5A uses in the RU-1 district, Non-Use Variance of Lot Frontage and Area Requirements to permit a parcel of land with a frontage of 66.67ft. (75ft. required) and having an area of 8067 sq. ft. (10,000 sq. ft. required) and a Non-Use Variance of Setback Requirements to permit the continued use of an existing building setback 7.73ft. (15ft. required) from the interior side (west) property line on property located at 6422 SW 24th Street in Miami-Dade County, Florida.

The subject property is an 8067 sq. ft. net parcel of land currently improved with a one-story concrete and block structure, containing approximately 1,020 sq. ft. It is presently zoned RU-1 and the property is vacant.

The purpose of applicants' request is to convert the permitted single-family use to semi-professional office use. This property fronts a major roadway (SW 24th Street/Coral Way) and it is subject to heavy traffic and noise. Furthermore, other nonresidential uses can be currently found in the same block face, as well as in the vicinity. In addition, applicants are proposing to maintain the residential character and scale of the area, providing sufficient landscape, adequate on site parking and reducing the impact on adjacent residences. In order to further ameliorate any possible impacts, applicants are voluntarily excluding medical and/or dental offices from the allowable uses under the RU-5A zoning category.

Although the Comprehensive Development Master Plan Map designates the subject property Low Density Residential, permitting up to six dwelling units per acre, the Map

does not properly reflect the existing non-residential uses in the area. These uses include BU-1 (commercial uses) approved by Resolution No. Z-137-84 on property located in the same block face, at 6494 SW 24th Street and office use approved by Resolution No. CZAB10-11-00 dated February 9th, 2000, on property which address is 6488 SW 24th Street, also in the same block face. Furthermore, applicants' request is consistent with the adopted Land Use Element. In the section titled " Interpretation of The Land Use Plan Map: Policy of the Land Use Element on page I-29 states "Office uses smaller than five acres in size may be approved in areas designated as Residential Communities where other office, business or industrial use(s) which are not inconsistent with this plan already lawfully exist on the same block face". The last paragraph on page I-29 says " In addition, office uses may be approved along the frontage of major roadways in residential community areas where residences have become less desirable due to inadequate setbacks from roadway traffic and noise, or due to a mixture of nonresidential uses or activities in the vicinity in accordance with the limitations set in this paragraph". The limitations cited are as follow:

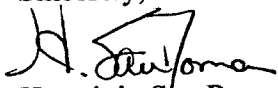
- a) The residential lot fronts directly on a Major Roadway as designated on the Land Use Map.
- b) The lot or site size does not exceed one acre.
- c) The residential area is not zoned, developed or designated on the Land Use Plan Map for Estate Density Residential, nor does subject frontage face such an Estate Density area.

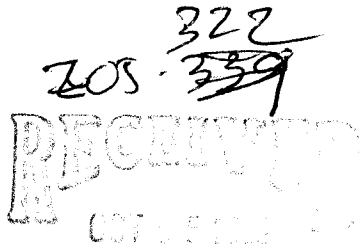
The subject property clearly meets all of the above-mentioned requirements. Besides, the Guidelines for Urban Form suggests in Guideline Number 6 that " Areas located along section line roads between transition areas are also authorized for eligible higher residential densities, public and semi-public uses. When section line roads are served by adequate mass transit, these areas are more suitable for office uses than such properties not served by adequate transit". Not only SW 24th street is a heavily traveled section line road, but is also served by mass transit routes. In addition, these properties serve as buffers or transition to the properties that do not face the section line roads.

Applicants' request is consistent with the policies, guidelines and principles stated in the Land Use Element. Furthermore, the requested non-use variances are minor in nature and are similar to others previously approved in the same block face. Besides, the scale and character of the prospective office use is compatible with surrounding neighborhood, while ameliorating any negative impacts.

Wherefore, applicants respectfully request that favorable recommendations be given to their application.

Sincerely,


Herminio San Roman, Esq.



RECEIVED
BY _____

